

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development Department - Visakhapatnam Urban Development Authority, Visakhapatnam – Change of land use from Agricultural Use to Residential (90% of area) and Partly Commercial Use (10% of area) in Sy.Nos.411, 412, 419/1 and 419/3 of Madhurawada (V), Visakhapatnam District to an extent of Ac.49.50 cents – Draft Variation Issued – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 177

Dated: 06.09.2014.
Read the following:-

1. G.O.Ms.No.345, M.A. & U.D. (H2) Department, Dated:30.06.2006.
2. From the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam Lr.Rc.No.423/2007/L4, dated:27.10.2007, 01.02.2011
3. From the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam Lr.Rc.No.423/2007/L4, Dated:01.02.2011.
4. Government Lr.No.19408/H2/2007, MA&UD (H2) Department, Dated:21.08.2010 and 05.03.2011.
5. Government Lr.No.19408/H2/2007, MA&UD (H2) Department, Dated:16.04.2011.
6. From Vice Chairman, & Housing Commissioner, AP Housing Board, Lr.No.145/VZG/MA/AE/PC/2005, dt.28.03.2012.
7. Government Lr.No.19408/H2/2007, MA&UD (H2) Department, Dated:25.04.2011.
8. From the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam Lr.Rc.No.423/2007/L4, Dated:06.03.2013.
9. Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
10. Government Memo.No.19408/H2/2007, MA&UD (H2) Department, Dated:17.02.2014.
11. From the Commissioner of Printing Press A.P. Gazette No.97, Part-I, Dated:27.02.2014.
12. From the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam, Lr.Rc.No.423/2007/L4, Dated:22.06.2014.

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ORDER:

The draft variation to the land use envisaged in the Master Plan for Visakhapatnam sanctioned in G.O.Ms.No.345 MA, dated: 30.06.2006 was issued in the Government Memo 10th read above and published in the Extraordinary issue of Andhra Pradesh Gazette No.97, Part-I, dated:27.02.2014. In the reference 12th read above, the Vice Chairman, Visakhapatnam Urban Development Authority has reported that, a paper notification has been issued in two Daily News Papers calling objections and suggestions and no objections/ suggestions have been received within the stipulated period and also reported that the applicant has paid an amount of Rs.2,05,84,466/- towards conversion charges. Hence, the draft variation is confirmed.

(P.T.O.)

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Hyderabad.
The Vice Chairman,
Visakhapatnam Urban Development Authority, Visakhapatnam.
Copy to:
The applicant through Vice Chairman,
Visakhapatnam Urban Development Authority, Visakhapatnam.
The Commissioner,
Greater Visakhapatnam Municipal Corporation, Visakhapatnam.
The Special Officer & Competent Authority,
Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.
SF/SC

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

NOTIFICATION

The following draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345 M.A. & U.D. (H2) Department, dated 30.06.2006, proposed in exercise of the powers conferred by Sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 the same have been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.97, Part-I, dt:27.02.2014 as required by sub-section (3) of the said section.

VARIATION

The site falling in Survey No.419/1P, 3, 411/P and 412/P of Madhurawada (V), Visakhapatnam Urban (M), Visakhapatnam District to an extent of Ac.49.50 cents, the boundaries of which are given in the schedule below, which is presently earmarked for Agricultural Use in the Zonal Development Plan/ Master Plan of Visakhapatnam, sanctioned in G.O.Ms.No.345 M.A. & U.D. (H2) Department, dt.30.06.2006 is now designated as Residential (90% of area) and Partly Commercial Use (10% of area) by variation of change of land use, as shown in Map No.23/2007, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. That the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority before issue of confirmation orders.
2. That the applicant i.e., Vice Chairman & Housing Commissioner, A.P. Housing Board shall obtain NOC from the District Collector, Visakhapatnam before taking up development work in the land
3. That the applicant shall hand over the land for road widening if any on free of cost to the concerned authority through Registered Gift Deed.

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4. That the applicant shall obtain permission for commercial building complying to the parking norms.
5. That the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation and Visakhapatnam Urban Development Authority as per rules in force.
6. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. After approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to Visakhapatnam Urban Development Authority.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : 419/P of Madhurawada (V).
East : 336/P of Madhurawada (V).
South : 336/P of Madhurawada (V).
West : 351/P, 411/P and 412/P of
Madhurawada (V)

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER